



2019 Atkinson Drive, Burlington

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— REAL ESTATE —







Fabulous sun-filled family home beautifully finished in the sought after Millcroft neighborhood. This three bedroom freehold end unit townhouse is nestled on a private fenced lot with quaint front porch, lovely gardens, large backyard & double car garage. Well designed open concept updated home offering 1969 square feet plus finished basement with neutral decor. Featuring large windows allowing an abundance of natural daylight, hardwood floors, pot lights, smooth ceilings, quality light fixtures & much more.

The inviting bright foyer opens to the entertainment sized formal living room overlooking the dining room boasting a vaulted ceiling & magnificent Palladine arched window. Gorgeous chef inspired kitchen features a well-crafted exposed beam & custom Cabico birch lined, soft close cabinetry with dovetail drawers. Equipped with high end stainless-steel appliances, back splash, granite counters & massive peninsula with breakfast bar. The double glass door walkout leads to the sunny backyard with large stone patio, pergola, gas hook up for bbq & lots of room for play area. Adjoining family room provides plentiful windows & a gas fireplace with stylish mantel surround. Convenient 2-piece powder room, laundry room & inside entry to garage.

The second level hosts an impressive staircase & juliette balcony overlooking the main floor. Spacious master bedroom retreat presenting a walk-in closet complete with custom PAX closet organizers & exquisite chandelier. The lavish spa like 4-piece ensuite is outfitted with a heated floor, marble top vanity, oversized glass walk-in shower & stand-alone bathtub with stunning wall feature. Two additional generous sized bedrooms with large windows, ceiling fans & closets, one showcasing a vaulted ceiling. The chic 4-piece main bathroom offers marble floor & tub surround & built-in storage cabinet. A linen closet & laundry chute complete this floor. The lower level features a large recreation room with custom built-in bar, office/nook area, workshop & loads of finished storage areas. Furnace 2021 & roof 2013.

Superb location near great schools, shopping, transit, major highways & all amenities. Excellent opportunity to live in a family friendly community!!























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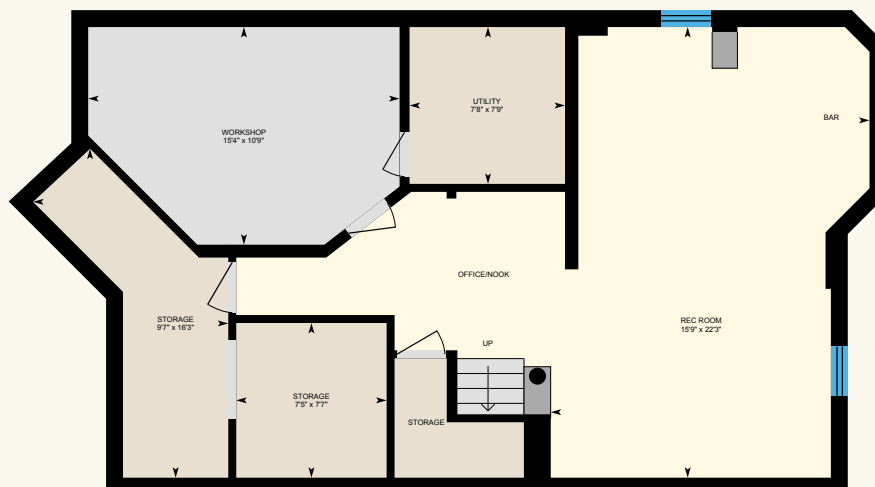
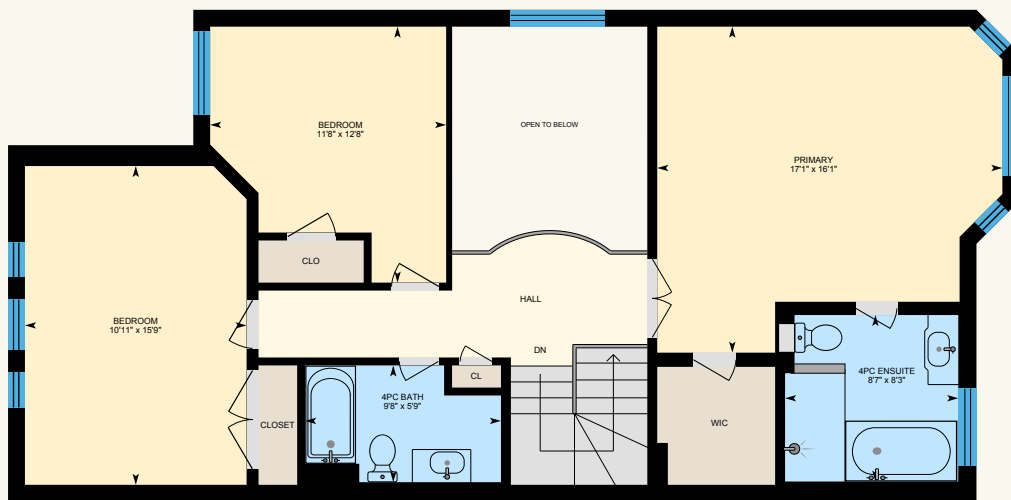
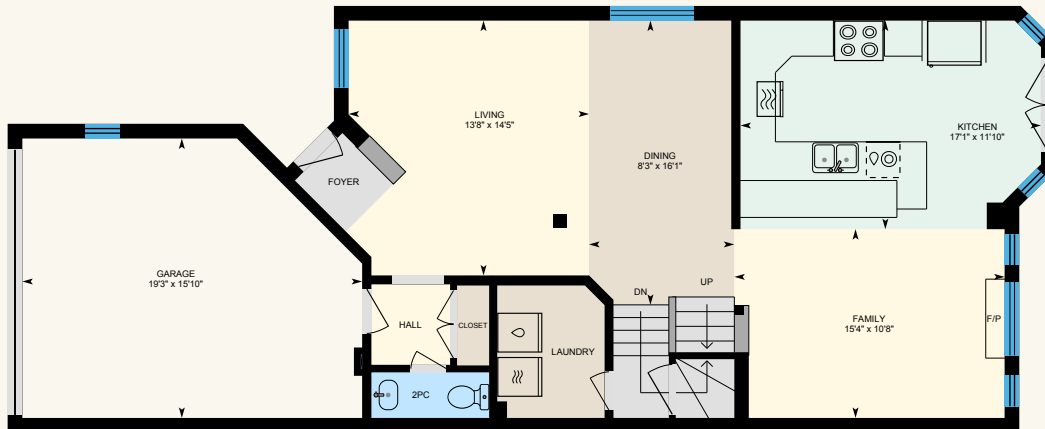






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Approx. 1969 square feet  
plus finished basement







## Property Details

**Inclusions:** Fridge, stove, built-in dishwasher, microwave, washer & dryer, all electric light fixtures, all window coverings, TV mounts, shoe cabinet, fridge & shelving in garage, bar & workbench in basement

**Exclusions:** White cabinets in recreation room

**Legal Description:** PT BLK 2, PL 20M610, PART 15, 20R12529; BURLINGTON.

**Taxes:** \$4,615.00 for 2021

**Possession:** 90 Days +

**Lot Size:** Approximately 38.94 Feet x 116.73 Feet

**Square Footage:** Approximately 1969 plus finished basement

**Deposit:** \$70,000

**Rentals:** Hot water tank

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.



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